

Planning Board
Town of Greenfield
Preliminary Meeting Minutes
Recorded by Michelle Hall
June 24, 2019

Members Attending: Mason Parker, Rob Wachenfeld, Robert Marshall, George Rainier, Neal Brown, Ken Paulsen arrived at 6:55 pm
MParker will be acting chair for tonight's meeting.

6:31 pm MParker called the meeting to order and went over tonight's updated agenda.

6:31 pm Business Permit – Case #: June2019 – 002 – PCC Durrett

The planning board discussed the Zoning Ordinance regarding this business permit and then went on to discuss the items which may not follow this ordinance, being noise and odor from the animals. The planning board also discussed first conducting a site walk and site plan review prior to allowing a business permit; this would also give abutters ample time and space to speak their opinions as they could be affected. The planning board went over the Site Plan Review and had a discussion after. The planning board agreed to have the following: Applicant would need to provide a drawing to scale showing proposed fenced in area, which would not need to have an engineering plan.

Action Item:

MParker will send an email to applicant explaining what the planning board would like for them to provide.

7:00 pm PCC Case #: June2019- 003- PCC: Curtis (recommendation to BOS) MParker explained to the applicants what the planning board does and what PPC (Preliminary Conceptual Consultation) means. **MParker** then opened the floor for the applicants, Shantel and Garrett Curtis, to discuss what they would like to do. The Curtis' did lay out a map and explained it to the planning board.

SCurtis explained that she and her husband would like to build an off-the-grid home. SCurtis went on to explain their ideas of making a half circle driveway off the main road, have solar panels and a couple small wind turbines. They are under contract for the purchase of this property but there are a lot of contingencies. She also showed the planning board photos of their current property with the buildings which they built. She explained that their driveway would be 2/10 of a mile from the Class V road.

Action Items:

MParker -

- 1) Contact Mike Borden and inform him that the applicants have the following questions:
 - a. Does a propane stove need an exhaust hood fan directly over it
 - b. Does the thickness of a driveway have to be 12" of new material or can a 6" asphalt material pack be placed over the underlayment?
- 2) Write letter to the board of selectmen with recommendations on this application

RMarshall recused himself from this discussion.

MParker thanked the Curtis' for their explanation. The planning board went on to discussed RSA:674 and the Rural District Zoning Ordinance. The planning board discussed some shared concerns regarding emergency vehicle access, building off a Class VI road, road maintenance, road frontage, as well as, still following the towns Master Plan. It was brought up that this Class VI road used to be a Class V road all the way through. The planning board discussed how Muzzy Hill and Driscoll Road were also once Class VI roads until they were brought up to Class V and the town now maintains. However, if a road is brought up to a Class V road the town is not required to maintain the road unless the town votes to accept. The planning board also recognized that according to the towns Master Plan, the town wants to expand and would like to encourage more agriculture. This property is in the middle of the rural agriculture district. It was recommended that the planning board should take this type of situation as a case by case basis. **MParker** will draft a letter with pros and cons for this case, send to members and will send to the select board. The planning board will send the applicants back to the select board with their recommendation.

8:07 pm LLA Language for Subdivision Regulations

MParker went over Subdivision Regulations draft language regarding Lot Line Adjustments. He proposed this going in section 6 of the Subdivision Regulations, after letter O. The planning board discussed how this draft would help the planning board with making decisions.

MParker will edit this draft and will send out to all members to discuss again with recommendations from Bart, town counsel.

8:31 pm Mail:

- 6/24/19 Received Business Occupancy Permit Application with Ck#107 in the amount of \$25.00 from Wendy Durrett

8:32 pm Meeting Minutes read by RMarshall; the following amendments are as follows.

Line #12- change to 'will stand in'

Line #71- non-profit kennel/rescue

Line #58- 'her Lot Line Adjustment'

Line #74- expect

Line #86- read Site Walk minutes for Myron Steere Home Based Business

Line #86- amendments are:

Line # 86- move this line down to line 88

Line # 72- change to read 'bring stray animals'

Line #89- Aaron Patt

Line #96- remove being, put period at the end of subdivision. Add- There needs to be one location for everyone in the subdivision to mount their postal boxes.

Line #98- Remove the last sentence

Line #100, 101- remove

GRainier motioned to approve minutes as amended. **Seconded by RMarshall. Motion passed 6-0-0.**

8:54 pm MParker announced the date has been set for July 25th at 6pm for the BOS Meeting for all the boards/committees in town.

8:56 pm GRainier motioned to adjourn. **Seconded by NBrown. Meeting Adjourned 6-0-0.**